



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

January 17, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Jeanne Rast made a motion to re-elect Lucy Dolan as Vice Chairman of the Planning Commission. Cliff Thomas seconded the motion. Motion Carried: 6-0.

3.II. Election of Chairman

MOTION ITEM: Leah Davis made a motion to re-elect Brian Wismer as Chairman of the Planning Commission. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4. Approval of Minutes

4.I. Minutes of November 8, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of November 8, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 6-0.

5. Old Business

5.I. 2023 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2023 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting scheduled for July 18, 2023, has been changed

to July 11, 2023, and the meeting scheduled on August 8, 2023, has been changed to August 15, 2023. The Planning Commission approved this item on November 8, 2022.

MOTION ITEM: Jeanne Rast made a motion to approve the revised 2023 Planning Commission meeting schedule, as submitted. Lucy Dolan seconded the motion. Motion Carried: 6-0.

6. New Business

6.I. 3166 Dogwood Drive

Site Plan Review

Background:

Darrell Harris of D. Harris Construction requested site plan review to construct a 2,994 square foot commercial building at 3166 Dogwood Drive (Parcel ID: 14-0094-0002-087-3). The property is zoned V, Village.

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the city in 2017. The property is part of the A-D, Arts District Overlay, and is subject to the requirements for Commercial/Mixed Use of the Architectural Design Standards.

Note: Zoning information is incorrect on Survey. Site plan information is not complete.

Findings

Required rear and side buffer. Detail for landscaping in the bio retention area has not been provided. There is no side yard buffer to the south. The adjacent property belongs to the residence immediately adjacent. The dimensions of the site would restrict its development to residential. Any variation from the side buffer would require approval from Board of Appeals.

The parking lot must also meet off street parking requirements. The correct lot size is .258 acres which requires 25.8 DBH.

The allowable impervious surface is 70%. The site plan states impervious surface 8,679 SF or 77%. Two different site plans show two different coverages (11/16 Site Plan and Utility Plan. This is not compliant. Breakdown should be provided.

The site plan is deficient for zoning in the following areas:

- Site Plan requires complete information in box.
- Timeline not provided.
- Driveway detail not provided.
- Side and rear buffers required. Details for the rear property buffer (bio retention landscape buffer area) not provided.
- Side buffer is not provided. Would require a variance.
- The impervious surface coverage of 77% exceeds allowable 70%. A variance would be required.
- Setback of less than 15' is not compliant and would require a variance from Board of Appeals.

- Arborist Report not approved.
- Engineer's report has elements that must be addressed.
- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Commissioner Wismer asked if the existing curb cut would be utilized. The applicant stated that a new curb cut is proposed.

Commissioner Hall asked the applicant to correct the street name on the site plan to reflect Dogwood Drive instead of Metropolitan Avenue.

Commissioner Wismer supported the buffer variances due to the property's size and site constraints. Mr. Wismer stated that the applicant might consider using a pervious paver surface to reduce impervious parking.

Commissioner Radford asked if any enhancements are planned to the buffer area other than the recommended trees or shrubs. The applicant stated an opaque fence would be installed along with landscaping along the south side of the property.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request for the property located at 3166 Dogwood Drive subject to the deficiencies outlined in the Engineer's and Planner's reports and including the following:

1. **Must meet the impervious surface coverage of 70%. The applicant may consider reducing the parking by using pervious pavers.**
2. **The applicant must provide landscape details for the side and rear buffers.**
3. **Recommend the Board of Appeals approve the following variances:**
 - **Front yard setback of less than 15'.**
 - **Reduction of the required side buffer.**

The motion was seconded by Lucy Dolan. Motion Carried: 6-0.

6.II. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Preliminary Plat Review

Background:

Phil Carson of MCRT Investments, LLC requested preliminary plat review to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of

constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Findings:

The application request to combine 18 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 300 apartments and 7,629 SF of retail sited on 8.31 acres along Elm Avenue and Porsche Drive/South Central. There will be eight (8) garden-style buildings and a clubhouse. Seven of the buildings are 4 stories and one is 5 stories with first-story retail and amenity fitness center. The site includes a large pool, and greenspace. The properties are a mix of vacant land and single family residential uses

Total acreage should be shown on the combination plat. The Location Map should be shown on the combination plat. In addition, the applicant should address all outstanding issues raised in the Engineer's report, including but not limited to the increased right of way along Elm Street, Porsche Ave, and utility connections. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Commissioner Wismer asked that the traffic study findings come back before the Planning Commission.

Public Comment: None.

MOTION ITEM: Lucy Dolan made a motion to approve the preliminary plat for the properties located at 3558-3668 Elm Street, 522-530 Porsche Avenue, 543-573 College Street, 3560-3572 Perkins Street, and 0 Perkins Street subject to the deficiencies outlined in the Planner's and Engineer's reports. Cliff Thomas seconded the motion. Motion carried: 6-0.

6.III. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC requested site plan review to construct a mixed-use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

develop a mixed- use development consisting of 300 multifamily units, approximately 7,600 SF of retail space, a clubhouse, pool and amenities located along Elm Street and South Central/Porsche Avenue. A consolidation plat has been submitted to aggregate 17 parcels into two parcels to serve as the development site.

Staff recommends approval of the site plan with the following conditions.

1. Street trees are shown on rendering but not on landscape plan along South Central/Porsche Ave. Please explain.
2. Relocate/add 5' landscape strip between sidewalk and curb or request variance.
3. Ensure 10' clear area on South Central/Porsche Ave.
4. Provide setback dimensions for all buildings.
5. Provide dimensions for parking spots and driveway entrances.
6. Show location of handicap accessible spots.
7. Provide drawing showing open space as calculated to meet 20% minimum.
8. Provide breakdown of units by type/square footage.
9. Provide development timeline.
10. Commission a traffic study which may require accel/decel lanes.
11. Provide 5' right of way along Elm Street on both sides. Ensure 35' right of way from center line on Porsche Avenue.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report, including but not limited to stormwater and how site will address flood plain Zone A condition.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

Staff recommends the following conditions with Planning Commission approval:

1. Increase in building height to over 49'.
2. Increase in build-to line to accommodate transmission lines.
3. Waive street tree requirement along South Central/Porsche Ave if applicant demonstrates need.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Commissioner Davis asked if the project abuts the rail spur on the adjacent property. The applicant stated that the property meets at the sidewalk and may be enhanced with wayfinding signage.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request for the properties located at 3558-3668 Elm Street, 522-530 Porsche Avenue, 543-573 College Street,

3560-3572 Perkins Street, and 0 Perkins Street subject to the deficiencies outlined in the Planner's, Fire Marshal's, Arborists and City Engineer's reports. Additionally, the Planning Commission granted variances to increase in building height to over 49', increase the build-to line to accommodate transmission lines, and waive the street tree requirement along South Central/Porsche Ave if applicant demonstrates need and requested the applicant complete a traffic study.

Discussion: Commissioner Wismer confirmed that the traffic study findings would come back before the Planning Commission.

Lucy Dolan seconded the motion. Motion carried: 6-0.

6.IV. Willingham Corridor Improvement Study Resolution 2023-03

Background:

Consideration to recommend the Mayor and Council accept the Willingham Drive Corridor Improvement Study.

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area, identifying potential catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Commissioner Wismer suggested adding language that states the City actively seeks funding and provides budgeting to implement the recommendations outlined in the plan. The Commission supported the proposed language.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to recommend approval of the Willingham Corridor Improvement Study Resolution to the Mayor and Council, adding that the City supports funding and budgeting to implement the plan. Lucy Dolan seconded the motion. Motion carried: 6-0.

6.V. Zoning Map Amendment

Background:

Consideration of a text amendment to update the zoning map.

The Hapeville City Council has approved a number of rezonings in the past year. The City's Zoning Map is updated annually to reflect these changes. The following parcels' zoning designations were changed.

- Parcel Identification Number 14 0096 LL0502 from RMU, Residential Mixed Use to U-V, Urban Village.

- Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Detached to P-D, Planned Unit Development.
- Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to recommend approval of the Zoning Map Amendment to the Mayor and Council, as submitted. Leah Davis seconded the motion. Motion carried: 6-0.

7. Next Meeting Date – February 13, 2023 at 6:00 p.m.

8. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:53 p.m. Cliff Thomas seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary